



# Town of Groton, Connecticut

## Meeting Agenda

### Town Council

45 Fort Hill Road  
Groton, CT 06340-4394  
Town Clerk 860-441-6640  
Town Manager 860-441-6630

*Mayor Bruce S. Flax, Councilor Dean G. Antipas, Councilor Diane Barber, Councilor Greg Grim, Councilor Rich Moravsik, Councilor Karen F. Morton, Councilor Bonnie Nault, Councilor Deb Peruzzotti, and Councilor Harry A. Watson*

**Tuesday, April 04, 2017**

**7:30 PM**

**Town Hall Annex - Community Room 1**

### REGULAR MEETING

#### I. ROLL CALL

#### II. SALUTE TO THE FLAG

#### III. RECOGNITION, AWARDS & MEMORIALS

- |           |  |                   |
|-----------|--|-------------------|
| 2017-0078 | Proclamation Celebrating "Looking Forward, Giving Back" At the Groton Public Library | Proclamation - TC |
| 2017-0079 | Proclamation Recognizing National Arbor Day  | Proclamation - TC |

#### IV. RECEIPT OF CITIZENS' PETITIONS, COMMENTS AND CONCERNS

#### V. RESPONSES TO CITIZENS' PETITIONS, COMMENTS AND CONCERNS

#### VI. CONSENT CALENDAR

##### a. Approval of Minutes

- |           |                                    |                      |
|-----------|------------------------------------|----------------------|
| 2017-0091 | Approval of Minutes (Town Council) | Resolution - Consent |
|-----------|------------------------------------|----------------------|

##### RESOLUTION ACCEPTING TOWN COUNCIL MINUTES

RESOLVED, that the minutes of the Town Council meetings of March 7, 2017 and March 21, 2017 are hereby accepted and approved.

##### b. Administrative Items

- |           |                                  |          |
|-----------|----------------------------------|----------|
| 2017-0070 | Special Trust Fund Contributions | Referral |
|-----------|----------------------------------|----------|

##### RESOLUTION ACCEPTING CONTRIBUTIONS TO SPECIAL TRUST FUNDS

RESOLVED, that the Town Council hereby accepts contributions to the Town as follows:

Lee Vincent - \$100.00 - Social Services Discretionary  
Anonymous - \$100.00 - Library Miscellaneous  
Patrick Ryan - \$1,000.00 - Library Miscellaneous  
Thomas Norris - \$50.00 - Library Renovations  
Anonymous - \$5.99 - Library Miscellaneous  
Anonymous - \$20.00 - Library Renovations  
Diane & Robert Barber - \$800.00 - Social Service Discretionary  
Anonymous - \$15.81 - Groton Utilities Energy Assistance Program  
Ann Aulabaugh - \$20.00 - Groton Utilities Energy Assistance Program  
Robert & Corrine Bradley - \$20.00 - Groton Utilities Energy Assistance Program  
Cheryl & David Burnett - \$50.00 - Groton Utilities Energy Assistance Program  
Danielle Chevalier - \$50.00 - Groton Utilities Energy Assistance Program  
Richard Davies - \$25.00 - Groton Utilities Energy Assistance Program  
Mary Gilchrist - \$50.00 - Groton Utilities Energy Assistance Program  
Diane & Dennis Haines - \$25.00 - Groton Utilities Energy Assistance Program  
Eric & Marne Larson - \$20.00 - Groton Utilities Energy Assistance Program

Lisa Moneypenny - \$50.00 - Groton Utilities Energy Assistance Program  
Virginia Richards - \$20.00 - Groton Utilities Energy Assistance Program  
Nidia & Bernard Somers - \$5.00 - Groton Utilities Energy Assistance Program  
Ronald & Margaret Stoven - \$100.00 - Groton Utilities Energy Assistance Program  
Emily Thomas - \$5.00 - Groton Utilities Energy Assistance Program  
Anonymous - \$15.00 - Library Renovations

**c. Deletions from the Town Council Referral List**

2016-0260	FYE 2018 Budget Discussion	Referral
2017-0042	Zoning Regulations Rewrite - Update	Referral
2017-0077	October 2016 Revaluation - Update	Referral
2017-0085	Town-Wide Dispatch Discussion - Update	Referral
2016-0277	Disposition of Town Owned Property Acquired through Tax Foreclosure	Referral
2017-0025	Small Cities Community Development Block Grant - 2017 Application	Referral
2017-0061	Supportive Housing Program Grant	Referral
2017-0062	Department of Education Youth and Family Services Funding	Referral
2017-0063	Department of Education Youth Services Enhancement Grant	Referral
2017-0065	Adoption of Connecticut City and Town Development Act for the Purposes of the Branford Manor Rehabilitation Project	Referral
2017-0066	Declaration of Branford Manor Property a "Development Property" Under the Connecticut City and Town Development Act	Referral
2017-0067	Authorization of Tax Incentive Agreement Under the Connecticut City and Town Development Act	Referral
2017-0069	Request for Letter of Support for Thames River Innovation Place (TRIP)	Referral
2017-0072	Connecticut PGA Foundation Grant	Referral
2017-0073	Appointments to Noank School Public Gardens Task Force	Referral
2017-0074	Distracted Driving Grant	Referral
2017-0083	Groton Housing Authority Multifamily Housing Revenue Note	Referral
2017-0084	Library LED Light Conversion Project for GMTV Studio	Referral
2017-0086	Reappointment of Timonhy Pratt to Jabez Smtih House	Referral
2017-0087	Reappointment of Laura Bradley to Fair Rent Commission	Referral

**VII. COMMUNICATIONS & REPORTS (Other than Committee Reports)**

- a. Town Councilors**
- b. Clerk of the Representative Town Meeting**
- c. Clerk of the Council**

## d. Town Manager

## VIII. COMMITTEE REPORTS

## a. Personnel &amp; Appointments - Chairman Watson

## b. Rules - Chairman Antipas

## c. Committee of the Whole - Mayor Flax

## IX. NEW BUSINESS

**2016-0277      Disposition of Town Owned Property Acquired through      Referral**  
**Tax Foreclosure**

**RESOLUTION MAKING A DETERMINATION REGARDING TOWN PROPERTIES  
ACQUIRED THROUGH TAX SALE OR FORECLOSURE**

WHEREAS, the August 2014 Process for Resale of Town Owned Property (as amended) requires the Town Council to review properties acquired through tax sale or foreclosure and to make a determination of whether the properties are to be used or reserved for town purposes or sold, and

WHEREAS, the Town Council has reviewed seven parcels acquired through tax sale/foreclosure of which none are used or reserved for Town purposes and referred them to the Planning Commissions under CGS Section 8-24, and

WHEREAS, the Planning Commission has recommended action consistent with staff's recommendation for the parcels, now therefore be it

RESOLVED, that the Town Council makes the following determinations on the seven parcels acquired through tax sale/foreclosure:

PIN 168916830355 E Long Hill Road    Retain  
PIN 168916832067 E Long Hill Road    Retain  
PIN 169917027290 E Long Hill Road    Retain  
PIN 168811673098 E Joe Avenue    Sell  
PIN 168910369264 E 60 Mardie Lane    Retain  
PIN 168910452596 E 147 Mardie Lane    Retain  
PIN 270018301468 E Rogers Road    Sell

**Legislative History**

**11/16/2016      Mayor      Referred      Town Council Committee of th**

**1/10/2017      Town Council Committee of    Discussed  
the Whole**

*Director of Finance Cindy Landry and Tax Collector Cindy Small were present to discuss seven properties acquired by the Town through tax foreclosure. The Town Council must determine whether to retain the properties for Town use or sell. Staff is recommending that two properties be offered for sale and five retained on the tax rolls. Ms. Landry explained the rationale behind staff's recommendation.*

**1/10/2017      Town Council Committee of    Motion  
the Whole**

*to refer the disposition of seven Town-owned properties to the Planning Commission under CGS Section 8.24*

**3/21/2017      Town Council Committee of    Discussed  
the Whole**

**3/21/2017      Town Council Committee of    Recommended for a  
the Whole      Resolution**

**2017-0025      Small Cities Community Development Block Grant - 2017      Referral**  
**Application**

RESOLUTION AUTHORIZING THE SUBMISSION OF A SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR MYSTIC RIVER HOMES

WHEREAS, federal monies are available under the Title I of the Housing and Community Development Act of 1974, 42 U.S.C. § 5301, et. seq., as amended, also known as Public Law 93-383, and administered by the State of Connecticut, Department of Economic and Community Development as the Connecticut Small Cities Community Development Block Grant Program; and

WHEREAS, pursuant to Chapter 127c, and Part VI of Chapter 130 of the Connecticut General Statutes, the Commissioner of the State of Connecticut Department of Economic and Community Development is authorized to disburse such federal monies to local municipalities; and

WHEREAS, the Town of Groton wishes to provide financial assistance to the eligible public housing authority to upgrade their residential buildings, making them decent, safe and sanitary; and

WHEREAS, the Town of Groton conducted public hearings to receive citizen comments on housing and community development needs, prioritizing the housing authority as a community need; and

WHEREAS, it is desirable and in the public interest that the Town of Groton make application to the State for \$800,000 in order to undertake a Small Cities Community Development project and to execute an Assistance Agreement therefore, should one be offered; now therefore be it

RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GROTON: 1. That it is cognizant of the conditions and prerequisites for the State financial assistance imposed by Part VI of Chapter 130 of the Connecticut General Statute; and 2. That the filing of an application for State financial assistance by the Town of Groton in an amount not to exceed \$800,000 is hereby approved and that Mark Oefinger, Town Manager is hereby authorized and directed to file such application with the Commissioner of the Department of Economic and Community Development; to provide such additional information; to execute such other documents as may be required by the Commissioner; to execute an Assistance Agreement with the State of Connecticut for financial assistance if such an agreement is offered; to execute any amendments, recessions, and revisions thereto; to implement project activities, if approved; and, to act as the authorized representative of the Town of Groton and to execute any other agreement or contract relative to said project. 3. That it adopts or has adopted on behalf of the Town of Groton a policy to support the following nondiscrimination agreements and warranties provided in subsection (a)(J) of Connecticut General Statutes sections 4a-60 and 4a-60a, respectively, as amended by Public Act 07-142, and for which purposes the "contractor" is the Town of Groton and "contract" is said Assistance Agreement:

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut.

The contractor further agrees to take affirmative action to insure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved.

The contractor agrees and warrants that in the performance of the contract, such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the State of Connecticut, and that employees are treated when employee without regard to their sexual orientation.

Legislative History

1/18/2017 Mayor Referred Town Council Committee of th

1/24/2017 Town Council Committee of Discussed  
the Whole

*Paige Bronk, Manager of Community and Economic Development, explained that the Town has the opportunity to apply to HUD for Community Development Block Grant (CDBG) funding. Last year, the Town received \$800,000 for improvements at Pequot Village. This year, the Town would like to apply for \$800,000 for a public housing modernization project at Mystic River Homes. The first step is for the Council to conduct a public hearing and the recommended date is March 7th. Mr. Bronk noted that Mystic River Homes will provide the match for the grant, so there is no cost to the Town.*

1/24/2017 Town Council Committee of Motion  
the Whole

*to schedule a public hearing on the 2017 Small Cities Community Development Block Grant application on March 7, 2017*

3/21/2017 Town Council Committee of Discussed  
the Whole

3/21/2017 Town Council Committee of Recommended for a  
the Whole Resolution

**2017-0061 Supportive Housing Program Grant Referral**

#### **SUPPORTIVE HOUSING PROGRAM GRANT**

WHEREAS, homelessness is being addressed on several fronts by numerous programs but remains an ongoing problem for Groton and neighboring communities, and

WHEREAS, homeless persons with disabilities and homeless families in which at least one member is disabled require extensive counseling, support and case management services, and

WHEREAS, the Supportive Housing Program, operated by TVCCA as the grantee of record with the Federal Department of Housing and Urban Development, provides funding to enable agencies and municipalities to provide counseling, support and case management services via participation the Housing Collaborative Network, therefore be it

RESOLVED, that the Town Council authorizes the Town Manager, Mark R. Oefinger, to enter into an agreement with Thames Valley Council for Community Action, Inc. to accept grant funding in the amount of \$9,000 (or such an amount to be specified) to conduct a Supportive Housing Program in Groton via Groton Human Services for the period of February 1, 2017 through January 31, 2018 and to utilize said funding to supplant a portion of the salaries and related fringe benefits of selected Groton Human Services staff, who shall provide counseling, support and case management services to the specified Groton client population via participation in the Housing Collaborative Network.

#### **Legislative History**

3/1/2017 Mayor Referred Town Council Committee of th

3/21/2017 Town Council Committee of Discussed  
the Whole

3/21/2017 Town Council Committee of Recommended for a  
the Whole Resolution

**2017-0062 Department of Education Youth and Family Services Referral  
Funding**

#### **RESOLUTION AUTHORIZING THE TOWN MANAGER TO APPLY TO THE STATE OF CONNECTICUT DEPARTMENT OF EDUCATION FOR FYE 2018 YOUTH AND FAMILY SERVICES FUNDING**

WHEREAS, crisis intervention, prevention and support programs and short-term counseling services will benefit at-risk Groton youth and their families and

WHEREAS, funding is available from the State of Connecticut Department of Education to supplant a portion of the salaries of Groton Human Services Counselors who provide intervention and prevention services for at-risk Groton youth, therefore be it

RESOLVED, that the Town Manager, Mark R. Oefinger, or his designee, is authorized to file an application with the State of Connecticut Department of Education (DOE) for FYE 18 municipal youth services funding in an amount to be determined by the DOE and to amend contractual agreements for such funding to ensure continuation of short-term counseling, crisis intervention and prevention and support programs for Groton youth and families.

Legislative History

3/1/2017	Mayor	Referred	Town Council Committee of th
3/21/2017	Town Council Committee of the Whole	Discussed	
3/21/2017	Town Council Committee of the Whole	Recommended for a Resolution	
2017-0063	Department of Education Youth Services Enhancement Grant		Referral

RESOLUTION AUTHORIZING THE TOWN MANAGER OR HIS DESIGNEE TO APPLY TO THE STATE OF CONNECTICUT DEPARTMENT OF EDUCATION FOR FYE 2018 YOUTH SERVICE BUREAU ENHANCEMENT GRANT PROGRAM FUNDING

WHEREAS, The State of Connecticut Department of Education offers Youth Services Bureau Enhancement Grant program funding to municipally-based Connecticut youth services programs for supplies and related expenses connected with programs and activities which directly and indirectly benefit Groton youth and families in areas such as youth enrichment, outreach programs, general support and positive youth development, and

WHEREAS, Groton Human Services has demonstrated its success in providing youth enrichment, outreach programs, general support and positive youth development, therefore be it

RESOLVED, that the Town Manager, Mark R. Oefinger, or his designee, is authorized to apply for and contract with the State of Connecticut Department of Education (DOE) for FY 18 Youth Services Bureau Enhancement Grant program funding in an amount to be determined by the DOE.

Legislative History

3/1/2017	Mayor	Referred	Town Council Committee of th
3/21/2017	Town Council Committee of the Whole	Discussed	
3/21/2017	Town Council Committee of the Whole	Recommended for a Resolution	
2017-0065	Adoption of Connecticut City and Town Development Act for the Purposes of the Branford Manor Rehabilitation Project		Referral

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GROTON, CONNECTICUT ADOPTING THE CONNECTICUT CITY AND TOWN DEVELOPMENT ACT FOR THE PURPOSES OF THE REHABILITATION, REPAIR, IMPROVEMENT AND OPERATION OF THE BRANFORD MANOR INCOME-LIMITED SUBSIDIZED RENTAL HOUSING DEVELOPMENT AT 400 SHENNECOSSETT ROAD, GROTON, CONNECTICUT

WHEREAS, the Connecticut City and Town Development Act, Chapter 114 of the General Statutes of Connecticut, Sections 7-480 to 7-503, inclusive (the "Act"), provides that municipalities which have found and determined that conditions substantially as described in Section 7-481 of the Act exist in the municipality, are continuing, and may be ameliorated by the exercise by the municipality of the

powers granted under the Act may exercise the powers under the Act; and

WHEREAS, in order to exercise any powers conferred upon municipalities under the Act for a period not in excess of five years, the legislative body of a municipality must, by resolution, determine that conditions substantially as described in Section 7-481 of the Act exist and make certain findings, determinations and standards required by Section 7-485 of the Act; and

WHEREAS, the property at 400 Shennecossett Road, Groton, Connecticut (the "Property"), is and for a long time has been the site of a 441 unit income-limited subsidized rental housing development known as Branford Manor (100% project-based under section 8 of the Housing Act of 1937, 42 U.S.C. sections 1437f et seq.) ("Subsidized Housing"); and

WHEREAS, the Town of Groton, Connecticut (the "Town"), acting through its Town Council ("Council") finds that the Property is in need of rehabilitation, repair and improvement; and

WHEREAS, the contract purchaser of the Property, Branford Manor Preservation, L.P., has agreed with the Town to rehabilitate and make specified repairs and improvements to the Property, and to continue to operate it as Subsidized Housing for a period of 30 years, but has represented that it cannot do so unless the Town makes an agreement with it to fix the real property taxes to be paid to the Town for the Property for a period of 20 years; and

WHEREAS, the Town wishes to exercise the powers under the Act for the sole purpose and to the extent necessary to enter into an agreement under Section 7-498 to fix the real property tax payments to be made to the Town by the owners of the Property for a period of time to end on June 30, 2037, and finds that it will be in the interest of the Town to do so;

NOW, THEREFORE, BE IT RESOLVED that:

- A. The Council finds, per General Statutes section 7-481, that unless the Property is rehabilitated and the existing conditions ameliorated, residents of the Town will be subjected to hardship in finding adequate, safe and sanitary housing and that unless the supply of adequate housing is increased significantly and expeditiously, a large number of such residents might be compelled to live in unsanitary, overcrowded and unsafe conditions and/or will leave the Town; and
- B. The Council further finds, determines and states:
  - 1) Some residents of the Town are subject to hardship in finding employment and adequate, safe and sanitary housing, and that the number of residents subject to those hardships is unreasonable.
  - 2) The Town will substantially benefit from the renovation, rehabilitation, and construction of residential properties, and specifically from the renovation and rehabilitation of and the construction of improvements at the Property.
  - 3) Private enterprise is not meeting the need for the renovation, rehabilitation, and construction of residential properties particularly including the need for adequate, safe and sanitary income-limited subsidized rental housing.
  - 4) The need for employment and adequate, safe and sanitary housing will be lessened and the Town will be revitalized by the exercise of the powers granted under the Act as prescribed by this Resolution.
  - 5) Adequate provisions shall be made by the contract purchaser for the payment of the cost of acquisition, construction, operation, maintenance and insurance of the Property.
  - 6) Although it is anticipated that there will be no need for one at the Property, a feasible method exists and shall be utilized by the contract purchaser for the relocation into safe and sanitary dwellings of comparable rent of families and individuals displaced as a consequence of the exercise of any power granted under the Act as prescribed by this Resolution and such families and individuals shall not suffer disproportionate injuries as a result of actions authorized by the Act and this Resolution for the public benefit.
  - 7) The Property shall not be acquired or disposed of without due consideration by the contract purchaser of the environmental and economic impact of such acquisition or disposition and the

adequacy of existing or proposed municipal services.

8) The acquisition or disposition of the Property shall by the contract purchaser advance the public interest, general health, safety and welfare, and development, growth and prosperity of the Town.

C. The Town Council hereby adopts this Resolution, subject to the following conditions: (1) that the powers of such Act invoked hereby shall be restricted to the Property; and (2) any tax fixing and/or incentive agreement for the Property granted pursuant to the Act shall result in the Town receiving, in any year that such agreement is in effect, at least the value of the taxes assessed on such Property during the tax year immediately preceding the first tax year of the applicability of such agreement.

D. This Resolution shall be effective upon adoption by the Town Council and shall remain in effect for five years from that date.

**Legislative History**

3/3/2017	Mayor	Referred	Town Council Committee of th
3/28/2017	Town Council Committee of the Whole	Recommended for a Resolution	
2017-0066	<b>Declaration of Branford Manor Property a "Development Property" Under the Connecticut City and Town Development Act</b>		<b>Referral</b>

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GROTON, CONNECTICUT TO DECLARE THE PROPERTY AT 400 SHENNECOSSETT ROAD, GROTON, CONNECTICUT A DEVELOPMENT PROPERTY UNDER THE CONNECTICUT CITY AND TOWN DEVELOPMENT ACT

WHEREAS, the Connecticut City and Town Development Act, Chapter 114 of the General Statutes of Connecticut, Sections 7-480 to 7-503, inclusive (the "Act"), provides that municipalities which have found and determined that conditions substantially as described in Section 7-481 of the Act exist in the municipality, are continuing, and may be ameliorated by the exercise by the municipality of the powers granted under the Act may exercise the powers under the Act; and

WHEREAS, in order to exercise any powers conferred upon municipalities under the Act for a period not in excess of five years, the legislative body of a municipality must, by resolution, determine that conditions substantially as described in Section 7-481 of the Act exist and make certain findings, determinations and standards required by Section 7-485 of the Act; and

WHEREAS, by Resolution No.2017-0065, adopted on April 4, 2017 the Town Council ("Council") of the Town of Groton, Connecticut (the "Town"), made such findings and expressed such determinations and standards, specifically with regard to property at 400 Shennecossett Road, Groton, Connecticut (the "Property"); and

WHEREAS, the Property is and for a long time has been the site of a 441 unit income-limited subsidized rental housing development known as Branford Manor (100% project-based under section 8 of the Housing Act of 1937, 42 U.S.C. sections 1437f et seq.) ("Subsidized Housing"); and

WHEREAS, the Town, acting through its Town Council, finds that it would be in the interest of the Town for the Property to continue to be so used, but that the Property requires rehabilitation, repair and improvement; and

WHEREAS, Branford Manor Preservation, L.P. (the "Developer") is the contract purchaser of and proposes to purchase the Property and to invest \$18.5 million in the Property over a three year period for new construction, rehabilitation of existing structures, and replacement and upgrading of appliances and the like, all as shall be specified in an agreement to be made between the Developer and the Town, but which shall include the construction of a community center; refurbishing of all hallways and common areas; and the outfitting of each apartment with new cabinets, counters, sinks, flooring, appliances, lighting, bathroom vanities, and paint; and



WHEREAS, the Developer shall provide social services not currently provided to the residents of the Property, the nature and extent of which shall be specified in said agreement to be made between the Developer and the Town, but which shall include on-site counseling, therapeutic and recreational activities, and advocacy services; and

WHEREAS, the Developer is a for-profit limited partnership, the general partner of which is Branford Manor Preservation G.P., LLC; and

WHEREAS, the Developer shall manage the Property through its proprietary management company, Related Management Company, L.P.; and

WHEREAS, the Developer has established a solid reputation in developing and managing low-income, Section 8 subsidized housing projects such as the one at Branford Manor; and

WHEREAS, the Act authorizes municipalities to exercise certain powers, including the power to make agreements as to real property taxes, with regard to property that the municipality declares to be a "Development Property;"

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

A. The Council declares the Property, as defined above, to be a Development Property, as defined by Section 7-482(d) of the Act, for the purpose of enabling it to be the subject of a tax agreement under Section 7-498 of the Act.

B. The findings and determinations made and the standards and conditions imposed by Town Council Resolution No. 2017-0065 are incorporated in and made a part of this Resolution.

C. This Resolution shall be effective upon adoption.

Legislative History

3/3/2017	Mayor	Referred	Town Council Committee of th
3/28/2017	Town Council Committee of the Whole	Recommended for a Resolution	
2017-0067	Authorization of Tax Incentive Agreement Under the Connecticut City and Town Development Act		Referral

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GROTON, CONNECTICUT TO AUTHORIZE A REAL PROPERTY TAX INCENTIVE AGREEMENT UNDER THE CONNECTICUT CITY AND TOWN DEVELOPMENT ACT FOR THE IMPROVEMENT AND OPERATION OF A LOW-INCOME SUBSIDIZED RENTAL HOUSING COMPLEX AT 400 SHENNECOSSETT ROAD, GROTON, CONNECTICUT

WHEREAS, the Connecticut City and Town Development Act, Chapter 114 of the General Statutes of Connecticut, Sections 7-480 to 7-503, inclusive (the "Act"), provides that municipalities which have found and determined that conditions substantially as described in Section 7-481 of the Act exist in the municipality, are continuing, and may be ameliorated by the exercise by the municipality of the powers granted under the Act may exercise powers under the Act; and

WHEREAS, in order to exercise any powers conferred upon municipalities under the Act for a period not in excess of five years, the legislative body of a municipality must, by resolution, determine that conditions substantially as described in Section 7-481 of the Act exist and make certain findings, determinations and standards required by Section 7-485 of the Act; and

WHEREAS, by Resolution No. 2017-0065, adopted on April 4, 2017 the Town Council ("Council") of the Town of Groton, Connecticut (the "Town"), made such findings and expressed such determinations and standards, specifically with regard to property at 400 Shennecossett Road, Groton, Connecticut (the "Property"); and

WHEREAS, the Property is and for a long time has been the site of a 441 unit income-limited subsidized rental housing development known as Branford Manor (100% project-based under section 8 of the Housing Act of 1937, 42 U.S.C. sections 1437f et seq.) ("Subsidized Housing"); and

WHEREAS, the Town, acting through its Town Council, finds that it would be in the interest of the Town for the Property to continue to be so used, but that the Property requires rehabilitation, repair and improvement; and

WHEREAS, Branford Manor Preservation, L.P. (the "Developer") is the contract purchaser of and proposes to purchase the Property and to invest \$18.5 million in the Property over a three year period for new construction, rehabilitation of existing structures, and replacement and upgrading of appliances and the like, all as shall be specified in an agreement to be made between the Developer and the Town, but which shall include the construction of a community center; refurbishing of all hallways and common areas; and the outfitting of each apartment with new cabinets, counters, sinks, flooring, appliances, lighting, bathroom vanities, and paint; and

WHEREAS, the Developer shall provide social services not currently provided to the residents of the Property, the nature and extent of which shall be specified in said agreement to be made between the Developer and the Town, but which shall include on-site counseling, therapeutic and recreational activities, and advocacy services; and

WHEREAS, the Developer is a for-profit limited partnership, the general partner of which is Branford Manor Preservation G.P., LLC; and

WHEREAS, the Developer shall manage the Property through its proprietary management company, Related Management Company, L.P.; and

WHEREAS, the Developer has established a solid reputation in developing and managing low-income, Section 8 subsidized housing projects such as the one at Branford Manor; and

WHEREAS, the Act authorizes municipalities to exercise certain powers, including the power to make agreements as to real property taxes, with regard to property that the municipality declares to be a "Development Property," and

WHEREAS, by Resolution No.2017-0066, adopted on April 4, 2017 the Town Council declared the Property, as defined above, to be a Development Property, as defined by section 7-482(d) of the Act, for the purpose of enabling it to be the subject of a tax agreement under section 7-498 of the Act;

NOW, THEREFORE, BE IT HEREBY RESOLVED that:

- A. The Council declares the findings and determinations made and the standards and conditions imposed by the Town Council in Resolution No.2017-0065 are incorporated in and made a part of this Resolution.
- B. The Town Manager is authorized to negotiate and execute a tax incentive agreement under the Section 7-498 of the Connecticut City And Town Development Act for the improvement and operation of a low-income subsidized rental housing complex at 400 Shennecossett Road, Groton, Connecticut, said agreement to be in form and content substantially the same as the draft agreement presented to the Town Council for the public hearing it held and its deliberations on this Resolution, including that said agreement will fix the real estate taxes to be paid at the Property until the real estate tax payment due on June 30, 2037, unless the agreement is terminated before that date, and on the conditions that said agreement to be subject to the approval of the Town Attorney as to legal matters and that the Developer make the filings required by a "Sponsor," as that term is defined by Section 7-482(n) of the Act and give the Town satisfactory evidence that the filings were made.
- C. This Resolution shall be effective upon adoption.

**Legislative History**

	3/3/2017	Mayor	Referred	Town Council Committee of th
	3/28/2017	Town Council Committee of the Whole	Recommended for a Resolution	
<b>2017-0069</b>	<b>Request for Letter of Support for Thames River Innovation Place (TRIP)</b>			<b>Referral</b>

**RESOLUTION ENDORSING THE THAMES RIVER INNOVATION PLACE COMPETITIVE GRANT REQUEST AND CANDIDACY FOR INNOVATION PLACE STATUS**

WHEREAS, the State of Connecticut has recently promoted a program named CT Next Innovation Places that seeks to support entrepreneurs and leaders developing places that will attract the talent desired by high-growth enterprises, and

WHEREAS, the CT Next program has initiated a competitive grant round for implementation grants, and

WHEREAS, an unprecedented alliance of public, private and nonprofit sectors in New London and Groton, including the City of New London, City of Groton, Town of Groton, seCTer, Connecticut College, New London Public Schools, the SECT Cultural Coalition, Electric Boat, Pfizer, and UCONN has collaborated in pursuit of achieving Innovation Place status and an implementation grant award, and

WHEREAS, the strategic plan that the Thames River Innovation Place team has drafted in pursuit of the implementation grant aligns with our Plan of Conservation and Development and is aimed at enhancing the regional innovation ecosystem, and

WHEREAS, the strategic plan proposes a series of initiatives designed to foster innovation and economic growth in the Town of Groton and the surrounding communities, and

WHEREAS, the Thames River Innovation Place team has submitted a letter to the Town of Groton seeking formal endorsement for the competitive grant request and Innovation Place status, now therefore be it

RESOLVED, that the Town Council hereby endorses the Thames River Innovation Place implementation grant application and candidacy for Innovation Place status as part of the CT Next Innovation Places program.

**Legislative History**

	3/6/2017	Mayor	Referred	Town Council Committee of th
	3/21/2017	Town Council Committee of the Whole	Discussed	
	3/21/2017	Town Council Committee of the Whole	Recommended for a Resolution	
<b>2017-0072</b>	<b>Connecticut PGA Foundation Grant</b>			<b>Referral</b>

**RESOLUTION AUTHORIZING THE SUBMISSION OF A CONNECTICUT PROFESSIONAL GOLF ASSOCIATION GRANT APPLICATION**

WHEREAS, Groton Parks and Recreation is seeking authorization to apply for a \$2,145 grant from the Connecticut Professional Golf Association to fund the a youth golf program to introduce children to the game of golf, now therefore be it

RESOLVED, that Town Manager Mark R. Oefinger or his designee is authorized to apply for a grant in the amount of \$2,145 from the Connecticut Professional Golf Association Grant program to offer clinics and a camp to introduce children to the game of golf.

**Legislative History**

	3/13/2017	Mayor	Referred	Town Council Committee of th
	3/28/2017	Town Council Committee of the Whole	Recommended for a Resolution	
<b>2017-0073</b>	<b>Appointments to Noank School Public Gardens Task Force</b>			<b>Referral</b>

**APPOINTMENTS TO NOANK SCHOOL PUBLIC GARDENS TASK FORCE**

RESOLVED, that the following appointments are made to the Noank School Public Gardens Task Force:

Michael Noel, 100 Williams Street, Groton  
Anne Oosterwyck, 229 Fishtown Road, Mystic

**Legislative History**

	3/13/2017	Mayor	Referred	Town Council Committee of th
	3/28/2017	Town Council Committee of the Whole	Discussed	
	3/28/2017	Town Council Committee of the Whole	Recommended for a Resolution	
<b>2017-0074</b>	<b>Distracted Driving Grant</b>			<b>Referral</b>

**RESOLUTION AUTHORIZING A CONNECTICUT DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAY SAFETY DISTRACTED DRIVING - HIGH VISIBILITY ENFORCEMENT GRANT**

WHEREAS, the Groton Town Police Department plans to utilize the Connecticut Department of Transportation's Division of Highway Safety Distracted Driving - High Visibility Enforcement grant funding to support enforcement operations that go beyond normal police patrols, and

WHEREAS, the grant provides for a concerted effort to enforce distracted driving laws and consists of checkpoints as well as vehicular detection patrols, and

WHEREAS, the goal of the grant is to increase law enforcement presence above and beyond normal police patrols in order to address the increased incidence of distracted driving during the grant period, which runs April 4 through 30 and August 2 through 16, 2017, now therefore be it

RESOLVED, that Town Manager Mark R. Oefinger may apply for the Connecticut Department of Transportation's Division of Highway Safety Distracted Driving - High Visibility Enforcement grant with an anticipated total state grant amount of \$23,900 including the Police Department match in the amount of \$5,975 (25%) as required under the grant provisions.

**Legislative History**

	3/13/2017	Mayor	Referred	Town Council Committee of th
	3/28/2017	Town Council Committee of the Whole	Recommended for a Resolution	
<b>2017-0083</b>	<b>Groton Housing Authority Multifamily Housing Revenue Note</b>			<b>Referral</b>

**RESOLUTION APPROVING THE ISSUANCE OF A MULTIFAMILY HOUSING REVENUE NOTE AND AUTHORIZING THE EXECUTION OF A MAYOR'S CERTIFICATE**

WHEREAS, the Town of Groton Housing Authority (the "Authority") intends to issue its Multifamily Housing Revenue Note, Series 2017 (the "Note") in the maximum principal amount of \$55,000,000 and lend the proceeds to Branford Manor Preservation, LP, a limited partnership organized and existing under the laws of the State of New York, to partially finance the renovation of the Branford Manor, an existing 442 unit multifamily rental housing complex located at 400 Shennecossett Road,

Groton, Connecticut and other costs (the "Project") which is described in greater detail in the Certificate of the Mayor attached hereto (the "Mayor's Certificate"); and

WHEREAS, in order for obligations to qualify as tax exempt obligations under the Internal Revenue Code of 1986, as amended (the "Code") Section 147 (f)(2) of the Code provides that after a public hearing, the elected representative of the geographic jurisdiction in which the facility to be financed is located must approve the issuance of the obligation; and

WHEREAS, pursuant to the Code, the applicable elected representative of the Town of Groton is its Town Council, now therefore be it

RESOLVED, that based on the Certificate of the Executive Director of the Authority which provides that the other conditions and requirements of Section 147 (f)(2) of the Code have been satisfied, the Town Council hereby approves the issuance of the Note the proceeds of which will be lent to Branford Manor Preservation, LP to partially finance the Project.

2. We hereby direct the Mayor of the Town to execute the Mayor's Certificate to evidence the approval of the Town Council made hereby.

3. This approval is made solely for purposes of Section 147 (f)(2) of the Code.

**Legislative History**

3/23/2017	Mayor	Referred	Town Council Committee of th
3/28/2017	Town Council Committee of the Whole	Discussed	
3/28/2017	Town Council Committee of the Whole	Recommended for a Resolution	
2017-0084	Library LED Light Conversion Project for GMTV Studio		Referral

**RESOLUTION AUTHORIZING A 2017 CIP PROJECT TO REPLACE GMTV STUDIO LIGHTING WITH LED LIGHTS AT THE GROTON PUBLIC LIBRARY**

WHEREAS, on June 7, 2016 the Town Council approved the Groton Public Library 2016 Neighborhood Assistance Act (NAA) Program application replacement of GMTV studio lighting with LED lights, and

WHEREAS, the project was approved for NAA funding in the amount of \$58,349.22, and

WHEREAS, the project was not included in the Library's FYE 2017 Capital Improvement Program submission, now therefore be it

RESOLVED, that the Town Council authorizes a modification of project 6) D) for the Groton Public Library in the FYE 2017 through FYE 2022 Capital Improvement Program to add the LED Studio Light Conversion Project.in FYE 2017 at a cost of \$58,349.22, with the source of funds being the Neighborhood Assistance Act Program.

Refer to RTM.

**Legislative History**

3/23/2017	Mayor	Referred	Town Council Committee of th
3/28/2017	Town Council Committee of the Whole	Discussed	
3/28/2017	Town Council Committee of the Whole	Recommended for a Resolution	

**2017-0086      Reappointment of Timonthy Pratt to Jabez Smtih House      Referral****RESOLUTION REAPPOINTING TIMOTHY PRATT TO THE JABEZ SMITH HOUSE COMMITTEE**

RESOLVED, that Timothy Pratt, 1288 River Road, Mystic, is hereby reappointed to the Jabez Smith House Committee for a term expiring 9/7/20.

**Legislative History**

3/7/2017      Town Council Personnel &      Recommended for a  
                         Appointments Committee      Resolution

**2017-0087      Reappointment of Laura Bradley to Fair Rent Commission      Referral****REAPPOINTMENT OF LAURA BRADLEY TO THE FAIR RENT COMMISSION**

RESOLVED, that Laura M. Bradley, 38 Round Hill Road, is hereby reappointed to the Fair Rent Commission for a term expiring 7/1/19.

**Legislative History**

3/7/2017      Town Council Personnel &      Recommended for a  
                         Appointments Committee      Resolution

**X.      ADJOURNMENT**